

Know all Men by these Presents,**That**I, JERRY D. BERNIER, of Fairfield, County of
Somerset and State of Maine,

in consideration of One dollar and other valuable consideration

00137

paid by

ROLAND L. LaCROIX and JUDY LaCROIX, husband and
wife, both of Waterville, County of Kennebec, and
State of Maine

whose mailing address is 15 Merrill Street, Waterville, Maine 04901

TRANSFER
TAX
PAIDthe receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said ROLAND L. LaCROIX and JUDY LaCROIX

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon,
situate in Waterville, County of Kennebec, and State of Maine,
being Lot 4 on Plot of section of College Avenue Heights,
made by Green & Wilson, dated May 29, 1923, recorded in Book
of Plots in Kennebec Registry of Deeds. The within described
property is subject to restrictions originally established
in a Deed from Lewis J. Rosenthal, et al to Charles A. Johnson,
dated April 26, 1924, recorded in the Kennebec Registry of
Deeds, Book 618, Page 148.

Being the same premises conveyed to the grantor herein by
Warranty Deed of Janet R. Szabo dated January 21, 1985 and
recorded in the Kennebec County Registry of Deeds at Book
2767, Page 188.

Subject to a mortgage to Waterville Savings Bank, n/k/a Peoples
Heritage Savings Bank, given by John Szabo, Jr. on August
31, 1977 and recorded in the Kennebec County Registry of Deeds
at Book 2036, Page 350 which the within grantees hereby agree
to assume and pay.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROLAND L. LaCROIX and JUDY LaCROIX

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do **renounce** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said JERRY D. BERNIER,

and

~~husband/wife~~ of the said

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises,~~ have hereunto set my hand and seal this 26th day of the month of DECEMBER, A.D. 19 86.

Signed, Sealed and Delivered
in presence of

Cheryl A. Paddack

Jerry D. Bernier
JERRY D. BERNIER

State of Maine, County of Kennebec ss.

12/26, 1986.

Then personally appeared the above named JERRY D. BERNIER



and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Patrick D. Surette

Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1987 JAN -5 AM 9:00
RECORDED FROM ORIGINAL

Printed Name, PATRICK D. SURETTE